

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
Re: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL X-44
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. John Semper has expressed an interest in the development of Disposition Parcel X-44 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62h of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. John Semper be and hereby is tentatively designated as Redeveloper of Disposition Parcel X-44 in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

Tentative Designation of Redeveloper
Disposition Parcel X-44
South End Project, Mass. R-56

Page 2

2. That disposal of Parcel X-44 by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



April 13, 1978

M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL PROJECT, MASS. R-56
Permission to Make Tentative Designation of Developer
Mr. John Semper
Parcel X-44

On September 26, 1974 the Authority voted to approve the tentative designation as developer of Parcel X-52a, in the South End, to Mr. John Semper. Mr. Semper planned to reconstruct and expand the existing automotive service station he operated for the Mobil Oil Corp. and which he now occupies and operates as a tenant of the Authority.

Pursuant to this designation Mr. Semper developed several site proposals and contacted several of the major oil companies to explore financing and supply agreements necessary to assure successful development.

However, the demise of the Inner Belt plan, and resultant uncertainties of alternative transportation and development requirements for Parcel X-52a and the adjacent area, made it impossible for Mr. Semper to decide on a final site plan or to develop financing necessary for final designation and construction.

Indeed, with final plans now set for the Crosstown Street, and with related plans for development of the Crosstown Industrial Park nearly complete, it is necessary for all B.R.A. land, immediately adjacent to and including X-52a, to be devoted to development by E.D.I.C., for tenancy by the Digital Equipment Corporation.

However, Mr. Semper would still like to remain in the automotive service business in this area, and desires to develop on a new site, if one appropriate to commercial development can be made available by the Authority.

As a result of the recently approved B.R.A., E.D.I.C., M.D.P.W. Land Transfer, a parcel will be assembled by the Authority at the northwest corner of Albany Street and Randall Street, which parcel will also front on the new Crosstown Street. This new parcel (Parcel X-44) will total approximately 20,000 S.F. in area, is commercially zoned, and can, according to initial studies accommodate a small automotive service station.

In order to afford Mr. Semper an opportunity to develop a new site for relocation of his business, which is made inevitable by the E.D.I.C./D.E.C. development, it is recommended that the Authority tentatively designate Mr. John Semper as Redeveloper of Parcel X-44 in the South End Urban Renewal Project.

An appropriate Resolution is attached:

